

Rugeley Road
Chase Terrace



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached home, perfect for a large number of buyers including first time buyers, investors and growing families.

The property has deceptively spacious living accommodation which briefly comprises: entrance hallway, open plan lounge-diner, modern fitted kitchen, conservatory, landing, modern fitted shower room and three well proportioned bedrooms.

The property is positioned on a generous plot, with large front driveway offering ample off-road parking plus rear garden with patio and lawn area, perfect for families to enjoy and for entertaining. There is also a detached garage with split front door and side personnel door into the garden.

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away.

RECEPTION HALL:

Entrance door, laminate flooring, ceiling light point, radiator, stairs to first floor, door to the kitchen and lounge area.





OPEN PLAN LOUNGE-DINER:

19' 10" max x 13' 5" max (6.05m x 4.08m)
Laminate flooring, ceiling light points, radiators, window to the rear, ample space for a dining table and chairs, patio doors to the conservatory.

CONSERVATORY:

11' 6" x 10' 5" (3.50m x 3.18m)
Poly-carbonate pitched roof set on a UPVC frame, tiled flooring, ceiling light and fan, radiator, doors a useful store cupboard, French doors to the garden.

KITCHEN:

7' 10" x 10' 10" (2.38m x 3.31m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and grill plus 4 ring hob with extractor hood, integrated fridge, dishwasher and washing machine, wall tiling, laminate flooring, ceiling light point, window to the front and useful under stairs store cupboard.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access hatch with pull down ladder to the mostly boarded a loft space.

BEDROOM ONE:

10' 9" x 11' 5" (3.28m x 3.47m)
Built in wardrobes, carpeted flooring, radiator, ceiling light point and window to the rear.

BEDROOM TWO:

7' 9" x 11' 5" (2.36m x 3.47m)
Built in wardrobes, carpeted flooring, radiator, ceiling light point and window to the rear.





BEDROOM THREE:

8' 0" x 9' 10" (2.45m x 3.00m)

Built in cupboard, carpeted flooring, ceiling light point, radiator and window to the front.

MODERN FITTED SHOWER ROOM:

8' 7" x 5' 5" (2.62m x 1.65m)

White suite comprising: walk in shower with electric shower, vanity unit incorporating a cabinet wash hand basin and low level W/C, further wall mounted cabinets, light point, heated towel rail and window to the side.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only